

FINDINGS – General Plan Amendment:

1. The proposed land use district change is in the public interest, there will be a community benefit and other existing and permitted uses will not be compromised because the district change is a logical extension of the existing RS land use district and represents an urban infill project. The project will increase the housing stock in the area.
2. The proposed land use district change will provide a reasonable and logical continuation of the surrounding lot size patterns, and is consistent with the goals and policies of the General Plan, as follows:
 - Goal D-43 – which encourages a compatible and harmonious arrangement of land uses in urban areas by providing a type and mix of functionally well-integrated land uses that meet general social and economic needs.
 - Goal D-48 – which encourages the distribution of land uses in such a way as to minimize the demand for energy consumption and maximize the effectiveness of energy consumed.
 - Goal –D54 – which encourages future growth in areas where infrastructure facilities and public services exist or can easily be provided or acquired and where other desired attributes of the land, such as open space, watershed areas and scenic resources, will not be adversely impacted.
 - Policy LU-7h – which requires that general plan amendments be consistent with the Infrastructure Improvement Levels designated for the subject sites.
3. Remaining multifamily residential sites identified in the Housing Element are adequate to accommodate the County's share of the regional housing need pursuant to Government Code Section 65584.
4. The proposed land use district change does not conflict with the provisions of the County Development Code, or any applicable planning area, as the subject site is already designated under Infrastructure Improvement Level 1 which is reserved for higher density single family residences on lot sizes less than one-half acre, so there is no need for a change in improvement level. The project, as conditioned, is subject to all such requirements, which can be incorporated into the project development for Valley infrastructure level one improvements.
5. The proposed land use district change will not have a substantial adverse effect on surrounding property, as there is adequate area to comply with development.
6. The proposed project will not have a significant effect on the environment.

FINDINGS: TENTATIVE TRACT 16337

1. The proposed subdivision together with the provisions for its design and improvements is consistent with the San Bernardino County General Plan because the design and improvements conform with the provisions of the Single Family Residential land use district including the location criteria and building density standards. The General Plan Amendment that has been filed concurrently with the Tentative Tract, if approved, will change the land use district to RS with a minimum lot size of 7,200 square feet. This amendment must be adopted by the Board before full compliance with the General Plan can be achieved. The project is consistent with General Plan goals and policies as follows:
 - LU-2 – which requires the design and siting of new residential development that meets locational and development standards that ensure compatibility with adjacent land use and community character and encourages the fostering of a variety of housing types and densities and more efficient use of the land;
 - Policy LU-11 – which encourages the promotion of urban infill projects to allow a more efficient use of existing infrastructure and decrease the need for extension of new services.
2. The site is physically suitable for the proposed type and density of development, as the land is adequate in size, shape and topography to accommodate the proposed land use, setbacks, walls, fences and other requirements.
3. The proposed subdivision design and improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.
4. The design of the subdivision and any related type of proposed improvements are not likely to cause serious public health problems or cause threat to life and property from a conflagration, because the design and density proposed are such that hazards from flood, fire, noise and other potential public health hazards are minimized.
5. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.
6. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities.
7. The proposed subdivision, its design, density, and type of development and improvements conform to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law. The General Plan Amendment that has been filed concurrently with the Tentative Tract, if approved, will change the land use district to RS with a minimum lot size of 7,200 square feet. This amendment must be adopted by the Board before this project can be considered consistent with the density limitations of the Development Code for this site.
8. The proposed subdivision is not a land project.
9. The proposed project will not have a significant effect on the environment. Mitigation measures have been identified that will reduce the impacts of the project to a level below significance.